



Zoning Committee

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: R-8 (residential)

LOCATION

Approximately .24 acres with frontages along Downs Avenue and Shamrock Drive, east of Newell Avenue.

(Council District 1 - Egleston)

PETITIONER

Birdco, Inc.

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be both **consistent** and **inconsistent** with adopted plan guidance, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends residential uses up to five dwelling units per acre (DUA)
- *General Development Policies* recommends residential density from eight to 12 DUA.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The request mirrors a recently approved rezoning petition two lots to the east (2020-170).
- While over the Central District Plan's recommended density, the petition meets GDP's locational criteria for consideration of 8 to 12 dwellings per acre.
- The request aligns with the Central District Plan's policy recommendation of promoting "more urban scale infill development...". The R-8 district's intent is address "urban single family living."

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to five dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

Motion/Second: Barbee / Welton

Yeas: Barbee, Blumenthal, Kelly, McMillan, Samuel, and Welton

Nays: None
Absent: Nwasike
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is **inconsistent** with the adopted area plan but **consistent** with General Development Policies (GDP).

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090